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**UNITED STATES BANKRUPTCY COURT
 DISTRICT OF NEVADA**

In re:
 USA COMMERCIAL MORTGAGE COMPANY,
 Debtor.

Case No. BK-S-06-10725 LBR
 Case No. BK-S-06-10726 LBR
 Case No. BK-S-06-10727 LBR
 Case No. BK-S-06-10728 LBR
 Case No. BK-S-06-10729 LBR

In re:
 USA CAPITAL REALTY ADVISORS, LLC,
 Debtor.

Chapter 11

In re:
 USA CAPITAL DIVERSIFIED TRUST DEED FUND,
 LLC,
 Debtor.

Jointly Administered Under
 Case No. BK-S-06-10725 LBR

In re:
 USA CAPITAL FIRST TRUST DEED FUND, LLC,
 Debtor.

**EX PARTE APPLICATION
 FOR ORDER APPROVING
 EXAMINATION OF VICTORIA
 LOOB PURSUANT
 TO FED. R. BANKR. P. 2004**

In re:
 USA SECURITIES, LLC,
 Debtor.

Affects:

- ☒ All Debtors
- ☐ USA Commercial Mortgage Company
- ☐ USA Capital Realty Advisors, LLC
- ☐ USA Capital Diversified Trust Deed Fund, LLC
- ☐ USA Capital First Trust Deed Fund, LLC
- ☐ USA Securities, LLC

Pursuant to Fed. R. Bank. P. 2004, USA Commercial Mortgage Company, USA Securities, LLC, USA Capital Realty Advisors, LLC, USA Capital Diversified Trust Deed Fund, LLC, and USA Capital First Trust Deed Fund, LLC (collectively, the "Debtors"), by and through their

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counsel, hereby apply for an order directing Victoria Loob (“Loob”), to be examined under oath in relation to the following:

Acts, conduct or property of the Debtors, or to any matter which may affect the administration of the Debtors’ estate; and acts, conduct, or property of the Debtors that relate to the liabilities and financial condition of the Debtors, the source of any money or property acquired or any other matter relevant to the case.

Fed. R. Bank. P. 2004(a) provides that “[o]n motion of any party in interest, the court may order the examination of any entity.”

WHEREFORE, Debtors respectfully request that this Honorable Court direct Loob to appear on December 18, 2006 at 9:30 a.m. at the Debtors’ business offices located at 4484 South Pecos Road, Las Vegas, Nevada, 89121.

Respectfully submitted this 12th day of December, 2006.

/s/ Jeanette E. McPherson

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